

Facility Re-Use

A City of San José Strategic Partnering Initiative

Agenda

- ☐ Welcome & Overview 10 min.
- ☐ Large Group Discussion 20 min.
 - ☐ *“The Who, What, Why, When, Where and How” of Facility Re-Use*
 - ☐ *Overview of Focus Group Process*
- ☐ Break 10 min.
- ☐ Site-Specific Focus Groups 60 min.
- ☐ Wrap-up/Next Steps 20 min.

Background

- ❑ ***City adopts Greenprint in September, 2000.***

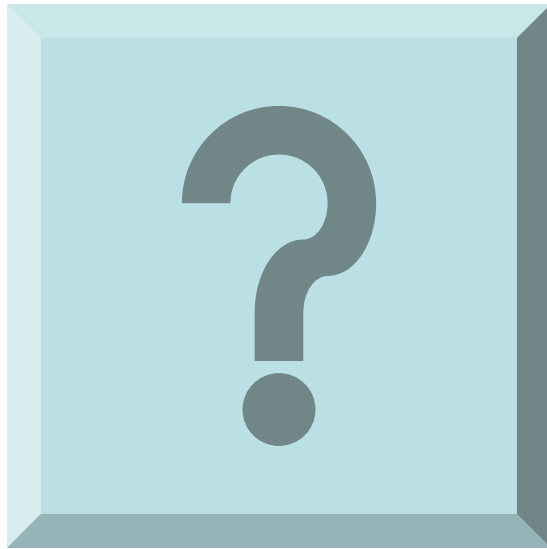
- ❑ ***A neighborhood-driven, comprehensive recreation*** program that offers a wide array of human and social services that are ***accessible, affordable, and meet the needs of all residents.***
 - ❑ Improving health and wellness;
 - ❑ Promoting youth development;
 - ❑ Supporting the well-being of seniors and persons with disabilities;
 - ❑ Promoting stewardship and volunteerism;
 - ❑ Building and improving community livability; and,
 - ❑ Promoting neighborhood development.

Background

- ❑ **3-tiered delivery system:** Multi-Service Delivery Hubs, Satellite and Neighborhood Centers
- ❑ **Partnerships** for facility development, programming & operations with a service delivery goal of clustering recreation programs, human and social services within a two mile radius of residences.
- ❑ In November, 2000 voters approve **Measure P - \$228 million bond** to construct and improve Park & Recreation facilities. Note: Bond funds cannot be used to fund on-going operations and maintenance of these facilities.

Background

- ❑ Economy turns and ***staffing is reduced by almost 25%.***



“How can we **maximize the utilization of existing resources** in a way that **advances the goals set forth in the Greenprint**, while maintaining **cost effectiveness** and an **appropriate level of service?**”

❑ The answer:

Facility Re-Use

What is Facility Re-Use?

- ❑ A unique opportunity to partner with the City to operate select City-run facilities and provide services identified as priorities by the neighborhoods.
- ❑ Services may or may not remain the same based on community input process and available providers.

Goals Of the Facility Re-Use Strategy

- ❑ To leverage bond investment by consolidating City operations into larger, more efficient facilities (Multi-Service Delivery Hubs).
- ❑ To reduce the City's on-going operational expenses by identifying alternative providers qualified & interested in assuming operational responsibility of select facilities and providing services identified by the community as priority services.

So How Will It Work?

❑ **34** City-run facilities will be evaluated for re-use as **satellite and neighborhood** centers.

❑ **Priority of Use:** Alternate City operations/
conversion to parkland, alternative public-entity,
non-profit partnership, for-profit enterprise, closure.

So How Will It Work?

- ☐ Potential providers will be identified through a Request for Proposals process.
- ☐ Proposals must be cost-neutral to the City. Rent will be the fair market value less the assigned value of services to be provided.
- ☐ Contracts negotiated in early summer with move-in targeted for October, 2006. Transition schedule for each site will be unique.

What are the Benefits of Facility Reuse?

<i>Community Benefits</i>	<i>Partner Benefits</i>
Leveraged resources = service delivery options	Minimal outlay of capital
More efficient and cost-effective operations	Access to service area
Flexibility to tailor programs to meet the unique needs of specific user groups	Cooperative marketing

34 Re-Use Opportunity Sites

- Region 1: Rainbow Park, Moreland West, San Tomas, Willows Sr. Ctr., Hoover, Hamann Park, Sherman Oaks, Bramhall Park, River Glen Park
- Region 2: Houge Park, Cambrian Park, Kirk, Hoffman/Via Monte, the Spot
- Region 3: Watson, Backesto, St. James, Olinder, McKinley, Northside Community Center
- Region 4: Alma Youth & Senior Ctrs., Fair, Shirakawa, Welch Park, Meadowfair, Millbrook
- Region 5: Noble House, Old Berryessa Library, Old Alviso Youth Center (Liberty St. property) Joseph George, Capitol Park, Hank Lopez and Hillview Library

How Were Opportunity Sites Selected?

- ☐ Council policy allows for City-owned land/buildings to be made available provided that they are not immediately needed for public purposes and will be retained for public use.
- ☐ Sites scheduled for closure as a result of new construction.
- ☐ In accordance with Greenprint, one Multi-Service Hub site was identified in each Council District.
- ☐ Remaining sites were evaluated based on service demands, operational efficiencies and potential for re-use by outside providers.

What Steps will be Taken to Ensure Accountability and Quality of Service?

- ☐ A formal agreement will be put in place with all providers
 - ☐ Performance Measures
 - ☐ Communication Strategies
 - ☐ Pre-determined exit strategies
- ☐ Community Advisory Councils will be established.
- ☐ Website will be maintained to collect feedback & provide updates.
- ☐ Regular staff reports will be made to the City Council and made available on the City's website (www.sanjoseca.gov/prns/)

How can the Public Provide Input?

- ☐ Facility Re-Use Task Force monthly meetings
- ☐ Regional Community Meetings & Focus Group Discussions
- ☐ Website (www.sanjoseca.gov/prns/)
- ☐ Council/Committee Hearings
- ☐ Community Advisory Councils

When will the Facility Re-Use Occur?

☐ ***Five Phases of Implementation***

- ☐ Feasibility Assessment
- ☐ Community Input
- ☐ RFP Development & Implementation
- ☐ Contract Negotiations
- ☐ Program Evaluation

Site-Specific Focus Groups

Region 1: Council Districts 1 & 6

Hub Sites: West San Jose
 D6 Community Center

Hub Service Delivery Area: West SJ

Site	Sq. Footage Before Reuse	Sq. Footage After Re-Use
West SJ (Hub)	0	5,760
Moreland-West	13,665	0
San Tomas	1,369	0
Rainbow	1,800	0
Cypress	12,703	12,703

Hub Service Delivery Area: West SJ

Site	Sq. Footage Before Reuse	Sq. Footage After Re-Use
Starbird	2,918	5,000
Calabazas	1,816	1,816
Total	34,271	25,279

Hub Service Delivery Area: D6

Site	Sq. Footage Before Reuse	Sq. Footage After Re-Use
D6 (Hub)	0	22,000
Hoover	6,68	0
Willows	20,800	0
Hamann Park	1,500	0
Bramhall Park	547	0

Hub Service Delivery Area: D6

Site	Sq. Footage Before Reuse	Sq. Footage After Re-Use
River Glen	832	0
Sherman Oaks	5,900	0
Total	36,263	22,000

Region 2: Council Districts 2, 9 & 10

Hub Sites: Southside
 Camden
 Almaden

Hub Service Delivery Area: Southside

Site	Sq. Footage Before Reuse	Sq. Footage After Re-Use
Southside	18,721	21,821
Edenvale Youth	3,840	0
Los Paseos	0	14,000
Total	22,561	35,821

Hub Service Delivery Area: Camden

Site	Sq. Footage Before Reuse	Sq. Footage After Re-Use
Camden	28,293	58,678
Kirk Com. Ctr.	19,476	0
Houge Com. Ctr.	5,177	0
Cambrian	26,000	0
Total	78,946	58,678

Hub Service Delivery Area: Almaden

Site	Sq. Footage Before Reuse	Sq. Footage After Re-Use
Almaden	4,844	40,000
The Spot	2,072	0
Hoffman Via Monte	1,920	0
Almaden Winery	7,000	7,000
Total	15,836	47,000

Region 3: Council District 3

Hub Sites: Roosevelt

Hub Service Delivery Area: Roosevelt

Site	Sq. Footage Before Reuse	Sq. Footage After Re-Use
Roosevelt (Hub)	7,303	30,000
St. James	13,771	0
Watson	6,240	0
Backesto	600	0
McKinley	2,700	0
Olinder	5,245	0

Hub Service Delivery Area: Roosevelt

Site	Sq. Footage Before Reuse	Sq. Footage After Re-Use
Gardner	12,400	12,400
Northside	0	0
Total	48,259	42,400

Region 4: Council Districts 7 & 8

Hub Sites: West San Jose
 D6 Community Center

Hub Service Delivery Area: Solari

Site	Sq. Footage Before Reuse	Sq. Footage After Re-Use
Solari (Hub)	11,481	30,000
Alma Youth	3,000	0
Alma Senior	3,372	0
Shirakawa	15,840	0
Fair Youth	1,920	0
Total	35,613	30,000

Hub Service Delivery Area: Solari

Site	Sq. Footage Before Reuse	Sq. Footage After Re-Use
Solari (Hub)	11,481	30,000
Alma Youth	3,000	0
Alma Senior	3,372	0
Shirakawa	15,840	0
Fair Youth	1,920	0
Total	35,613	30,000

Region 5: Council Districts 4 & 5

Hub Sites: Berryessa
 Mayfair

Hub Service Delivery Area: Mayfair

Site	Sq. Footage Before Reuse	Sq. Footage After Re-Use
Mayfair (Hub)	5,468	25,000
Hank Lopez	9,500	0
Joseph George	2,000	0
Capitol Goss	2,160	0
Alum Rock	14,650	14,650
Hillview	7,148	0
Total	40,926	39,650

Hub Service Delivery Area: Berryessa

Site	Sq. Footage Before Reuse	Sq. Footage After Re-Use
Berryessa (Hub)	13,700	13,700
Noble House	1,411	0
Alviso Youth	3,063	3,063
Berryessa Youth	0	20,000
Old Alviso (Liberty St.)		0
Total	18,174	36,763

Focus Group Questions:

- ☐ What services do you believe should be delivered at this site?
- ☐ How would you rate (in priority order) the existing programs and the proposed services that have been identified today?
- ☐ Do you have any issues and/or concerns regarding the proposed facility re-use? What can be done to address those items?
- ☐ Are there any particular organizations, service providers or other entities in this area who should be specifically invited to submit a proposal?

BREAK

FOCUS GROUP REPORTS

Next Steps

- ☐ Complete Regional meetings
- ☐ Review and Consolidate Input
- ☐ Finalize Request for Qualifications (RFQ)
- ☐ Submit for Council Approval
- ☐ Issue RFQ
- ☐ Review Proposals
- ☐ Select Providers
- ☐ Negotiate Agreements/Make Improvements as appropriate.
- ☐ Move-in, October 2006